

# Downtown Vision Plan

## Workshop #1: Response Summary

City of Santa Fe

November 9, 2005 Draft

1

### Summary

The first public workshops for the Downtown Vision Master Plan were held at Scottish Rite Temple in downtown Santa Fe on Thursday, November 3rd, 6:00-8:00 p.m. and Saturday, November 5th, 10:00 a.m.-12:00 p.m.

Attendance on November 3rd included 111 community members who signed in and submitted 81 response sheets. On November 5th, 57 community members signed in and returned 57 response sheets. Five response sheets were submitted outside of the meetings.

Community members seated at tables were encouraged to discuss issues and opportunities and fill out individual written response sheets (shown below right) detailing the following:

#### Special Areas (Indicate on Map)

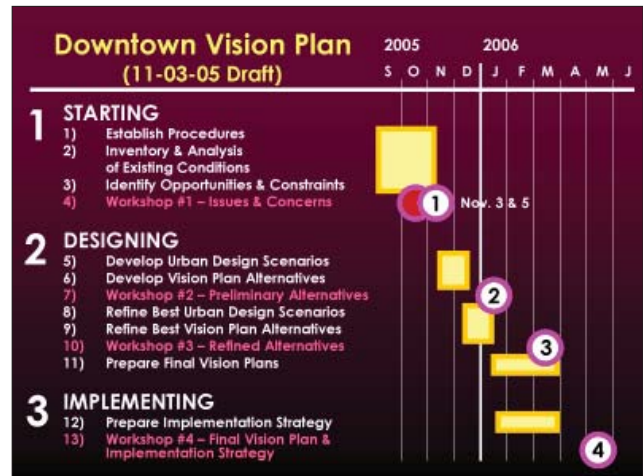
- Areas you believe present special design opportunities
- Areas of concern

#### Issues and Concerns

- Your top three issues and concerns

Summary reports were presented by an individual from each table that included an identification of discussion topics and individual responses. The reports were documented by the consultants.

The following pages include response sheets summaries, summary of the Special Areas mapping, and a tally of the top three issues and concerns, and table discussions.



Project Schedule

### Downtown Vision Plan

City of Santa Fe  
November 2, 3 & 5, 2005

#### Special Areas

On the map above, please note areas you believe:

- Present special design opportunities
- Are areas of concern

#### Issues and Concerns

List your three top issues and concerns:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Name (optional): \_\_\_\_\_

If you need additional time to respond, please return your comments to:  
Crandall Arambula  
520 SW Yamhill, Room Suite 4  
Portland, Oregon 97204  
(503) 417-7879 fax: (503) 417-7904  
jgrafeca-city.com

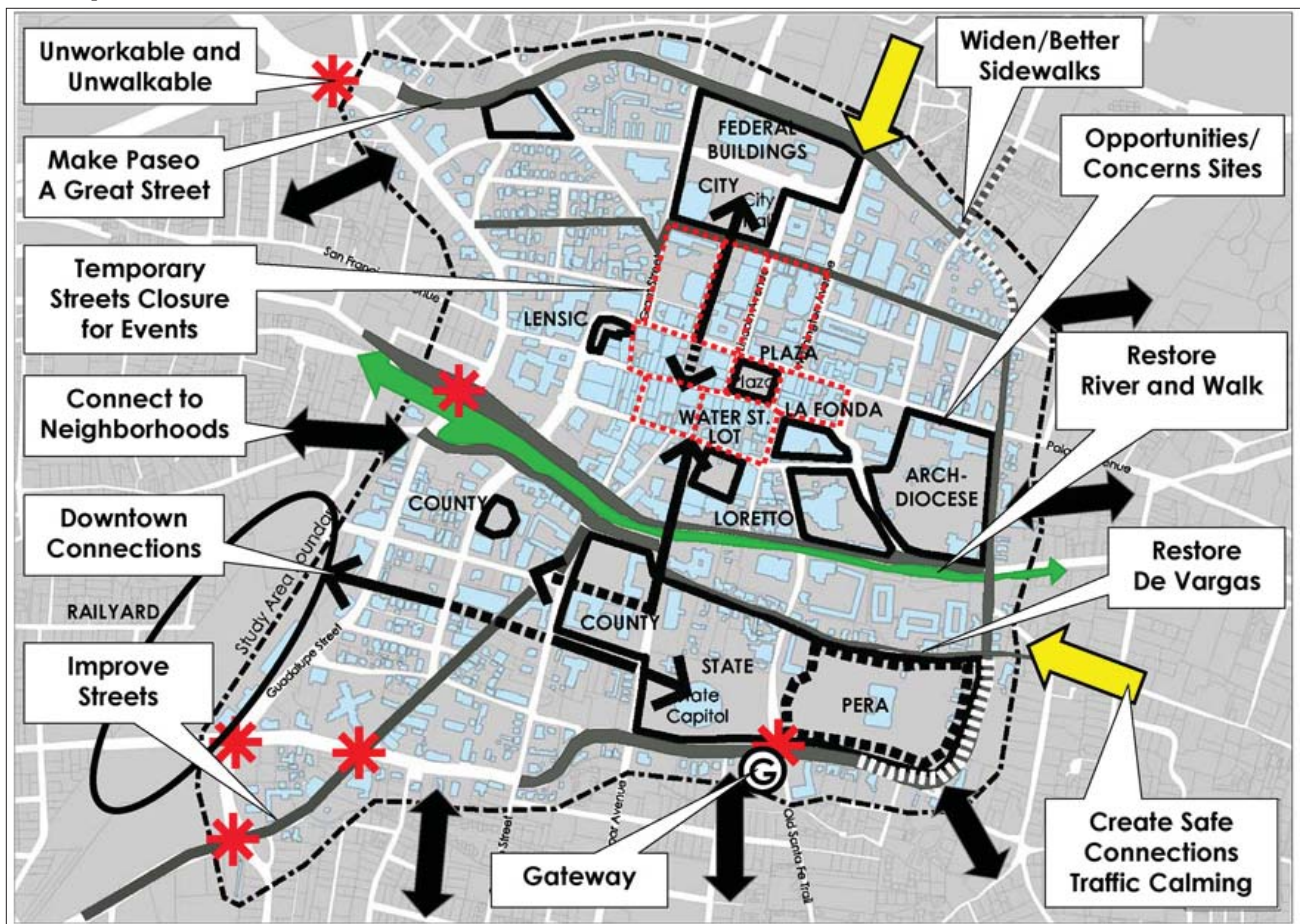
Response Sheet

## Special Design Opportunities and Areas of Concern

### Summary of Design Opportunities & Areas of Concern

Comments regarding special design opportunities and areas of concern are identified below along with a summary graphic of mapped special areas at bottom:

- Lensic, church land & hospital, this is a big opportunity.
- PERA-the State will never give up sovereignty.
- Make Paseo a great street.
- Fill in parking lot at Water St.
- Restore de Vargas.
- Maybe more attention to transition areas
- Old SF Trail & Paseo intersection gateway opportunity.
- Keep schools downtown.
- Save the River.
- Need safe ADA sidewalk down Bishop Lodge Rd. and traffic calming too.
- Do not overbuild Lensic property particularly height.
- Worried about scale of convention center.
- Water Street build-out (along Water St.) parking behind.
- Worried about this plan (Archdiocese) work with Dioceses planners.
- Bring the river back to life.
- Create safe connection to Canyon Rd. (pedestrian).
- Bring State government into the process, Capitol complex is under utilized.
- Create safe ped connection to Railyard.
- Build a bus connection and link it with a pedestrian & visual corridor to City Hall and Convention Center.
- Capture land behind buildings as areas for plazas.
- Need to convert six unworkable/unworkable intersections to roundabouts.
- No parking garage on Water St.
- Build shops on street level & apartments upstairs.
- No parking garage on Water St., the area is too pretty for cars.
- Easy access for locals in all parts of city.
- Paseo difficult for pedestrians/bikes to cross from downtown to Canyon Rd. & Aqua Fria.
- Move Plaza Monument to Cathedral Park & make the space more usable.



Special Areas Map Summary

## Response Sheet Tally

### Top Three Issues and Concerns

The table below summarizes the top three issues and concerns mentioned in the 138 response sheets submitted after the workshop table discussions. The issues and concerns were grouped under overarching categories that suggest specific community goals for the Downtown Vision Master Plan.

#### RESPONSE SHEET TALLY FOR MEETING #1(10/17-18/05, 11/03/05, 11/05/05)

Top Issues & Concerns	(Times mentioned)	Top Issues & Concerns	(Times mentioned)
<b>1. Preserve Santa Fe Character</b>	<b>77</b>	<b>8. Increase Transit Ridership</b>	<b>28</b>
Preserve Existing Character	19	Shuttle from Parking	16
Low Buildings	17	Improve	7
Compatible Character	14	Link to Core	4
More Infill	7	Link Modes	1
Keep Historically Authentic	5	<b>9. Clarify Codes &amp; Ordinances</b>	<b>23</b>
Change/Add Styles	4	Streamline Approval Process	7
More Height	3	More Density	4
Keep Historic Buildings	3	Clarify Regulations	3
Maintain Height Requirements	2	No Moratorium	3
Prevent mini-mall renovations downtown	2	Keep Historic Districts	1
Preserve Scale	1	Policies to Reduce Density	1
<b>2. Increase Parking Supply</b>	<b>51</b>	Improve Business Climate	1
More Parking	30	Restrict Growth Downtown	1
Satellite	17	Policies to Support Local Dev't	1
Good Character	2	Require City to Obey Ordinances	1
Less On-street	1	<b>10. Improve Auto Circulation</b>	<b>16</b>
Time-restricted Short-term Parking	1	Improve	12
<b>3. Add &amp; Improve Green Spaces</b>	<b>49</b>	Downtown Access	3
More Parks & Open Space	18	Reduce Volumes	1
Improve River Walk	12	<b>11. Ensure Public Involvement</b>	<b>10</b>
No Cars in Plaza	12	Engage State & County in Planning Effort	6
Improve & Preserve Parks & Open Space	5	Lack of Planning	2
Redesign Plaza	2	Involve Ethnic Groups	1
<b>4. Create Housing Opportunities</b>	<b>44</b>	Balance Representation	1
More Housing	29	<b>12. Improve Bicycle Facilities</b>	<b>8</b>
Affordable Housing	14	More Bicycle Facilities	8
Maintain Existing Residential Neighborhoods	1	<b>13. Strengthen Traditional Arts &amp; Culture</b>	<b>4</b>
<b>5. Improve Sidewalks &amp; Link Destinations</b>	<b>38</b>	Native American Recognition	2
Improve Sidewalks	23	Need Fine Arts Area	1
Connect Destinations	9	Skills Training for Youth & Adults	1
More 'Ped Only' Streets	2	<b>Other</b>	<b>23</b>
Improve Crosswalks	2	St. Catherine's & Christo Rey Properties	3
More Trash Receptacles and Pick-up	1	Public Restrooms	3
Improve Lighting	1	More Outdoor Dining	2
<b>6. Foster Local-serving Retail</b>	<b>37</b>	Move Day-labor Waiting Area	2
More Local Emphasis	10	Civic Center Design	2
Loss of Local Emphasis	7	Emphasize Growth Outside Core	2
Local Serving Retail	5	Commercial	1
Affordable Local Uses	3	Review Railway Plan as Resource	1
High Retail Rent	3	Relocate State & County Buildings to Free Up Space	1
Prevent Retail Creep Into Residential Neighborhoods	3	Relocate Convention Center to PERA	1
Locally-owned Businesses	2	Promote Mixed-use	1
Improve Local Retail	1	Make Downtown Attractive	1
Less Tourism	1	Improve Primary Education	1
Affordable Space	1	Strengthen Economy	1
Fewer Galleries	1	Expand Higher Wage Job Opportunities	1
<b>7. Feature Sustainability</b>	<b>31</b>		
Revive River	8		
Water Supply & Conservation	8		
Alternative Energy	7		
Emphasize & Lead	6		
Recycle Buildings	1		
Sustainable Building	1		



## Table Discussion Summary

A summary of each table discussion is recorded below for each of the workshop dates.

**November 3, 2005 - 6:00-8:00 p.m.**

### 1. Table 1

- Concerned about downtown character height and mass
- Politics driving the plan
- Scale of the Convention Center must be considered
- City must follow its own ordinances
- Parking outside downtown area needs a shuttle
- Santa Fe needs a transportation plan, (all streets one-way)
- No more urban redevelopment
- Beg state to get involved and abide by the plan

### 2. Table 2

- Lack of public notice; issue of this meeting not scheduled well
- Need more public input, similar to Rail yard Master Plan
- Shuttles into Downtown
- Alternative transportation
- Rail terminus should be located in study area, study other cities such as Ithaca
- More green spaces
- More trails
- In this process we need to know what the “gimme’s” are, how can we focus our efforts as directly relating to current/proposed projects in and around downtown

### 3. Table 3

- Are these notes being recorded?
- I question the 60% growth plan identified in the presentation- we will be in a contractive cycle over the next 5-10 years. I am concerned that we over commit to growth that may only be 15%
- We want an organic plan
- How do we get people to live here? Almost a contradiction to the area you outlined. This area is retail-where is housing going to go? Maybe city buildings with 2-3 floors would be available for retail and housing? Areas adjacent to the study area are better for housing
- Lets make downtown a “civic space”; sidewalks are poor
- Lack of public rest rooms
- Plaza works well
- The park on Alameda- cultivate into a park to visit, hang out, not just a skate park arena
- Water harvesting-trees; more sympathetic to human scale and commingling
- Study shuttles in Ithaca-Ann Arbor- Portland, reflect on foreign cities mentor yourselves on people who have done the work



*Public Workshop- Scottish Rite*

### 4. Table 4

- Effects of congestion- what that means for growth- some contradictions in what we discussed
- Concern this process will create a moratorium on projects
- Concerned about the multi-modal center/parking and how it relates to this study
- Massing of buildings- which style should be dominate (an open question)- is hegemony of “pueblo” a detriment to others?
- Reconnection w/ State Engineer- water moratorium?
- Encourage more living downtown

### 5. Table 5

- Be an example of green and sustainable- remember “night sky”
- No “faux-dobe” need diversity of style
- People friendly- pedestrians, bikes and cars
- Local population return to downtown- need residential, grocery, shoe repair etc.
- Consider infill
- Consider ethnicity race, sex and age
- Keep it safe (high rape rate per capita)
- Maintain Hispanic owned business
- Historic preservation- need a maintenance plan to continue these
- Bring in Railyard and De Vargas into the plan

### 6. Table 6

- We need a clear concise process- access to the steering committee- response from meetings posted on website
- Parks and trails; what happened to the “river walk”
- “Green” sustainability
- Maintain diversity downtown
- Outdoor markets for artists that don’t work against retailers

## Table Discussion Summary (cont'd)

- Day labor program- move to Home Depot- add outdoor office area as well

### 7. Table 7

- Open space should be improved
- Build back some of the missing pieces- vacant lots; Water St. parking lot-make this an urban block
- If housing in downtown it will be high end- build for "affordability"
- Revive De Vargas St.. (PERA parking lot)
- Paseo de Peralta a pedestrian friendly street with median of trees

### 8. Table 8

- Preserve pedestrian access
- Need traffic management
- Balance economic development and preservation- don't strangle middle class and service providers
- Clean up Santa Fe River- an intensive agenda for a "real park"
- Concerned with day labor- conflict between state and city council (safe haven) on this issue- this is about public safety- we have other facilities more conducive to safety and day labor access to employment

### 9. Table 9

- Save heart of town for residents not tourists w/ their limited attention span
- If projected population growth of 60%- large influx of people in this area should be serviced by local serving business- build plazas where people can gather- promote intergenerational interaction
- Commuter rail- St.. Francis and Cerrillos- create a sub-surface connection to Railyard
- Bring tourists to this Railyard- provide bus/shuttle service

### 10. Table 10

- Classic Santa Fe- hung up on parking traffic
- "No traffic in Plaza"
- Overwhelming support for housing downtown- as much infill as possible
- Conservation and preservation
- Multi-generational
- Sustainable features- systemic and specific to building

### 11. Table 11

- Mass- no massive buildings
- How to get people downtown?- What do they do?
- Convention Center, commuters need parking- 5,6,7,8 or 10 stories of underground parking
- Rail yard needs to be connected with downtown ( there are very few owners downtown who control rents) must

be a dense development to compete with downtown to balance rents

- Housing above San Francisco/Guadalupe- we need to facilitate change

### 12. Table 12

- Housing is an issue- does it need to be all resident-can it be time share or seasonal
- How easy is plaza to circulate?
- How to bring people from south side to plaza
- Too many banks on plaza- look at plazas in Seattle- Granville Islands as examples
- Local business vs. national chain- should plaza be as was or move on and be something else? Allow diverse styles.
- Establish a framework for housing

### 13. Table 13

- Save downtown- light pollution issues- sky- moon
- New Mexican editorials have been the best outreach to inform locals about this process
- I couldn't read the ad
- Don't defraud our city- I barely made it here- where are my south side friends- who is speaking Spanish?- we need more meetings and "don't exclude anyone"- if the city wont place ads than the consultants should place the ads- treat us like citizen's- more inclusion- sorry for stepping out of line

**November 5, 2005 - 10:00-12:00 p.m.**

#### 1. Table 1

- Infill the empty spaces
- Housing in and near downtown
- Design-scale-sunspace
- Infill too large preserve neighborhoods
- Traffic- lack of planning- improve pedestrian area
- Local retail transitioning to galleries (undesirable transformation )

#### 2. Table 2

- Utilities- Rio Rancho is going wireless
- Economic development plan included looking at bio-mass strategy/sustainability
- Encourage city to review the economic plan- support creation of artist/live work space- ("old hospital"?)
- Historic preservation should include inside and outside of buildings- no more "Santa Fe Arcade"

#### 3. Table 3

- Height restrictions should stay strict
- More local use- pocket parks/open space
- Driving is difficult downtown- this study should include parking outside core use shuttle to get downtown
- There is no parking for alternative transportation

## Table Discussion Summary (cont'd)

### 4. Table 4

- These reports are getting repetitious
- Maintain housing pattern and heights
- Concerned w/ infill housing scale and size in neighborhoods
- There is a crisis for cost of land in the downtown- growth should be controlled
- Pedestrian access
- Cater to locals downtown
- Support habitat along Santa Fe River

### 5. Table 5

- Keep downtown livable
- Access for disabled downtown is poor
- Like shuttle bus service
- Cathedral Park is great- seating- accessibility more of this

### 6. Table 6

- Greenspace- River Walk- encourage safety especially by De Vargas park (migrant laborers move to Home depot)
- Public realm- walkability from new transit on Guadalupe to Montezuma- more portals
- What commitment does the city/state/and county have to this process?
- When special events a larger area should be cordoned off including- Santa Fe, Sandoval and W. Alameda
- More green space downtown

### 7. Table 7

- More affordable housing- City and State properties
- Schools
- How their statutory “no code compliance” impacts downtown
- Ordinance of 30% affordability required is difficult to build in high rent areas
- City spent millions on Railyard property and \$20 million on Chavez Center-could subsidies be applied to affordable housing?
- Maintain historic feel of pedestrian circulation downtown support “cut throughs”
- Keep downtown events encourage more

### 8. Table 8

- Growth should not be equated with change- projected growth should be built in outlying areas- preserve downtown
- Support biomass energy plan for downtown
- River walk- could be more attractive
- Traffic downtown- building parking on the “periphery” w/ shuttles will reduce traffic
- Allow blocks to be closed off and turned into malls



*Public Workshop- Scottish Rite*

- Government process- make sure existing officials and candidates hear your feelings- the Charter Commission Revision Committee- there is citizen input- weigh in on this
- Any housing downtown should be for people who work downtown

### 9. Table 9

- 8 or 9 properties owned by the city, state, schools and county-these are the largest vacant land owners- so housing and services- these entities (city, state, and county) have the greatest impact to support affordable housing and local services

### 10. Table 10

- Shuttle issue from outlying areas should include “Harvey cars”- make them hybrid and electric
- Create an existing conditions map that includes a “demographic” map of downtown- what is the make up of ages and ethnicity
- Downtown needs affordability for businesses and housing
- Green downtown spaces
- In this area the state owns lots of land-they can do whatever they want- they need to be represented in this process
- Inability of the city to follow its own ordinances- lack of accountability
- Connecting into downtown
- We should be developing and investing in the south side
- Worry developers will do the wrong thing
- We need “transparency” in this process to be able to follow the money
- Pump and dump schemes- this is boondoggling- don’t want this to happen here
- Where are the checks and balances to make sure the “peoples” will is done?